

**RIVER OAKS AT PASO ROBLES
COMMUNITY ASSOCIATION**

**ARCHITECTURAL AND DESIGN
CRITERIA RULES**

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ARCHITECTURAL AND DESIGN CRITERIA RULES**

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I. PURPOSE

As set forth in the Design Manual River Oaks II Expansion Borkey Area Specific Plan Amendment (the “Design Manual”), the Architectural and Design Criteria Rules, and the Declaration of Covenants, Conditions and Restrictions of River Oaks at Paso Robles (the “Declaration”), the Architectural Review Committee, also known as the Design Review Board, (hereinafter referred to as the “ARC”) is vested with the power to review and approve all improvements to all residences in the River Oaks at Paso Robles Community Association. Such Improvements as specified in Article 8 of the Declaration include, without limitation, additions, modifications and alterations to residences, signs, fences, walls, landscaping, screens, window treatments, and attic fans, and any other modifications to the exterior of a residence or other Improvements or alterations to your home.

The ARC does not seek to restrict individual creativity or personal preference, but rather help assure a continuity in design which will help preserve and improve the appearance of the Association and enhance the property values for all property owners (“Owners”) in the Association.

The ARC shall consist of not less than three, nor more than five, members. Members of the ARC shall receive no compensation for services rendered other than reimbursement by the Association for any expenses that might be incurred in performing their duties. The ARC has the right to retain architects or other construction specialists as may be necessary to perform its duties.

Prior to the commencement of any addition, alteration or construction work of any type on any Residence, ADU or JADU within the River Oaks at Paso Robles Community Association, you must first make application to the ARC for review and written approval of such work. Failure to obtain approval of the ARC may constitute a violation of the Declaration affecting your home and may require modification or removal of unauthorized works of improvement (“Improvement”) at your expense.

A building or other permit may be required by the City of Paso Robles Building Department or other governmental agencies prior to the commencement of any work. The Association does not assume any responsibility for failure to obtain such permits. Obtaining such permits does not waive the obligation to obtain ARC approval. Upon request, the Owner shall submit a copy of the building permit to the Architectural Review Committee.

II. CRITERIA

A. Submission Procedure Requirements.

- 1) Applications: All applications (“Applications”) for ARC approval are to be made on the standard River Oaks at Paso Robles Community Association Improvement Form (Exhibit “A”) and must be submitted within 180 days of close of escrow.
- 2) Submission of Applications: All Applications are to be made to the River Oaks at Paso Robles Community Association Architectural Review Committee, c/o Property Manager: Unity, 5100 N. 6th St, Ste 164, Fresno, Ca 93710 Attn: Nancy Ayers
- 3) Reasonable Fees: The Application fee for Architectural review is \$250.00 per submission for review of plans and specifications required pursuant to these standards.
- 4) Construction Drawings: Plans and specifications for works of improvement (“Improvement”) must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the ARC to make an informed decision on your request.
- 5) Submission of Application for Improvements: Please forward three (3) sets of your proposed plans and specifications, together with three (3) copies of the standard Home Improvement Form (Exhibit “A”), and three (3) copies of the Facing, Adjacent and Impacted Neighbor Statement (Exhibit “B”), along with the following information to the ARC to constitute a complete Application. Please mail this information to the address noted above in item #2. One (1) set will be returned to you after completion of the review.
 - a) Plot plan drawn to scale showing the following:
 - i) All proposed Improvements and relevant elevations, together with the desired location of such Improvement to the residence, ADU or JADU.
 - ii) Complete dimensions of the proposed Improvements.
 - b) Description of materials to be used, including the proposed color scheme. Samples shall be provided.
 - c) Drainage plans (if applicable) where the established drainage pattern might be altered by the proposed Improvement.
 - d) Floor plans (if applicable) showing overall dimensions and area of Improvements reflecting your preliminary design concept.

- e) Description of proposed construction scheduled.
- f) Landscape plan and working drawings (if applicable).
- g) If proposed Improvements require access over the Association facilities for purposes of transporting labor or materials, written permission shall be required from the Association. Any such requests must be filed with the Board of Directors prior to the commencement of your Improvement.
- h) Any other information or documentation deemed to be necessary by the ARC in evaluating your request.

B. Failure to Comply with Required Procedures.

If the ARC determines that a submittal to the ARC is in insufficient form or content to constitute a complete application, it shall notify the applicant in writing within ten (10) days after the application is submitted to the ARC by the applicant, stating why the application is not complete or adequate; otherwise, the application as submitted shall be deemed to be adequate and complete.

C. Approval and Disapproval of Plans by the Design Review Board, also known as the Architectural Review Committee.

The ARC shall decide on each application after receipt of a completed application with all required information. The ARC may permit or require that an application be submitted or considered in stages, in which case a final decision shall not be required until after the final, required submission. The ARC may: (i) approve the application with or without conditions; (ii) approve a portion of the application and disapprove other portions; or (iii) disapprove the application.

The ARC shall notify the applicant in writing of the final determination on any application no later than 30 business days after its receipt of a completed application and all required submissions. Notice shall be deemed given at the time the envelope containing the response is deposited in the U.S. mail. Hand delivery, facsimile, electronic mail, or similar delivery of such written notice also shall be sufficient and shall be deemed given at the time of confirmed delivery to the applicant.

Any request for approval which has not been acted upon by the ARC within forty-five (45) days from the date of receipt thereof by the ARC shall be deemed approved. However, no approval, whether expressly granted or deemed granted, shall be inconsistent with the Architectural and Design Criteria Rules ("Design Criteria") unless a written variance has been granted pursuant to Article 8 of the Declaration.

As part of any approval, the ARC requires that construction commence within a specified time period. Upon receipt of approval pursuant to Article 8 of the Declaration, the Owner shall, as soon as practicable, satisfy all conditions thereof and diligently proceed with the commencement and completion of all installation, construction, reconstruction, refinishing, alterations, and excavations pursuant to such approval, commencement to occur, in all cases, within ninety (90) days from the effective date of such approval or upon such later date as the Board may in its

discretion designate. If the Owner shall fail to comply with this Section, any approval previously given shall be deemed revoked unless the Board, upon written request of the Owner made prior to the expiration of the time for commencement, extends the time for such commencement. No such extension shall be granted except upon a finding by the Board that there has been no change in the circumstances upon which the original approval was granted. All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or unless the ARC, in its discretion, grants an extension in writing.

The ARC may exempt certain activities from the application and approval requirements of this chapter, if such activities are undertaken in compliance with the Design Criteria.

D. Enforcement.

Failure to obtain the necessary written approval from the ARC, or failure to complete the Improvements in conformity with the plans and specifications approved by the ARC, may constitute a violation of the Declaration and may require modifications or removal of any work or Improvement at your expense.

E. Violations.

All Owners within the River Oaks at Paso Robles Community Association shall have the right and responsibility to bring to the attention of the ARC, any violations of the standards set forth herein.

F. Inspection of Completed Improvements.

The ARC shall inspect work within sixty (60) days after a notice of completion has been delivered to the ARC by the Owner. The ARC may also inspect the work at any time prior to completion as it deems appropriate to determine that the approval is being followed. The ARC is to inspect the work performed and determine whether it was performed and completed in compliance with the approval granted in all material respects.

G. Notice of Completion.

Upon the completion of any construction or reconstruction or the alteration or refinishing of any Improvement, or upon the completion of any other work for which approved plans and specifications are required, the Owner shall complete and forward a written notice of completion (Exhibit "C") to the ARC.

H. Appeal Process.

An applicant may appeal any disapproval of its application to the ARC Board.

In accordance with California Civil Code Section 4765(a)(5), unless the ARC is comprised of the Directors, who make their decision at a Board meeting, if an Owner's Improvement application is disapproved by the ARC, the applicant shall be entitled to request reconsideration by the Board of

Directors of the Association. The Board shall consider the reconsideration request at a meeting held in accordance with California Civil Code Section 4900.

To request an appeal, the applicant must submit to the Association's Secretary, no later than fifteen (15) days after the delivery of the notification of disapproval, a letter requesting review of the decision. The appeal request shall also contain a response to any specific concerns or reasons for disapproval listed in the notification of disapproval.

The Board may: (i) affirm the ARC's decision; (ii) affirm a portion and overturn a portion of the ARC's entire decision; or (iii) overturn the ARC's entire decision. The Board shall notify the Applicant and the ARC in writing of its decision no later than 30 days after its receipt of the request for appeal with all required information. The Board's decision shall include a description of its reasons for overturning the ARC's decision. During the appeal process the Owner shall not commence any work requiring approval.

I. No Waiver of Future Approvals.

The people reviewing applications under Chapter 8 of the Design Manual and Article 8 of the Declaration will change from time to time, and opinions on aesthetic matters, as well as interpretation and application of the Design Criteria, may vary accordingly. Notwithstanding the above all plans and improvements, including landscape, must be in compliance with the approved Design Manual. It may not always be possible to identify objectionable features until work is completed.

In such cases, the ARC may elect not to require changes to objectionable features. However, the ARC may refuse to approve similar proposals in the future. Approval of applications or plans shall not constitute a waiver of the right to withhold approval as to any similar applications, plans, or other matters subsequently or additionally submitted for approval.

J. Variances.

The ARC may authorize variances from compliance with any of the Design Criteria and any procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules.

No variance shall: (i) be effective unless in writing; (ii) be contrary to Chapter 8; or (iii) prevent the ARC from denying a variance in other circumstances. A variance requires the Declarant's written consent during the development and sale period and, thereafter, requires the Board's written consent.

III. ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS

A. Structural or Material Additions or Alterations.

For all modifications, alterations, permitted additions and or proposed maintenance tasks, homeowners are required to conform to the material, colors, architectural character and detailing as established on existing units within the respective tract. Owners are strongly advised to arrange for an informal meeting with the ARC, to discuss proposed ideas before moving forward with any major purchases or activities.



Existing Character



Proposed Addition

The following is a brief example of some of the modifications / alterations that are within those that will be allowed by these Design Criteria.

- **Swimming Pool / Spa**



Acceptable



Acceptable

- **Decorative Fountains**



Not Acceptable



Acceptable

- **Outdoor Play structures**



Not Acceptable



Acceptable

B. Additional Rules Regarding Structural or Material Additions or Alterations.

- 1) Structures in this section shall conform to the original structural character of the existing residence.
- 2) Structures under this section will be stained or painted to match or be complimentary with colors used on its existing residence.
- 3) In designing this addition, intrusion upon a neighbor's privacy shall be a consideration of approval.
- 4) The passage of light, air or sound to a contiguous dwelling shall be kept to an absolute minimum.
- 5) Any proposed additions shall not infringe on a neighbor's visual space or line of sight of surrounding views.

C. Landscaping and Other Related Improvements.

- 1) No Owner of a Lot shall make any alterations to the Association Maintenance Area, Common Area, or Improvements installed by the Declarant or any builder as defined in the Declaration as a “Community Builder”.
- 2) The removal of, modification of, replacement of, or relocation of any existing planting, landscaping, structures, hardscape, furnishings or other Improvements within the Association Maintenance Area of the Lot shall not occur without the written approval of the ARC. (See Exhibit “A-1”).

In addition to the landscape maintenance and installation requirements contained above and, in the Declaration, the following Rules shall apply to Lots in which the Owner seeks approval to install the front yard landscaping located behind the ornamental iron fencing and for the maintenance thereof. The ornamental iron fencing stated here is the fencing as installed by the Developer or the Community Builder upon the purchase of the Residence by an Owner. The Owner is required to obtain written approval from the ARC prior to the commencement of any work on the Improvements.

- 3) All front yard Improvements located behind the ornamental iron fencing, (interior courtyard landscaping), shall comply with Chapter 4 of the Design Manual, Landscape Guidelines. These areas shall be landscaped, and shall not remain entirely of bare dirt, mulch or hardscaped areas. The Improvements, including, but not limited to all landscape elements, planters, etc., shall be consistent with the architecture of the Residence. Owners shall follow the landscape vision, sustainable landscape principles, landscape themes, village elements, irrigation guidelines, and plant palette as stated in this chapter. For reference, this chapter has been attached hereto and incorporated herein as Exhibit “A-1”..
- 4) All Improvements, including without limitation, drainage, walls and fences, plants, trees, irrigation, hardscape, patios, walkways, mow bands, water features, lighting, trellises, arbors, and shade structures, shall be submitted to the ARC for review.
- 5) Owners shall submit three (3) sets of plans to the ARC for review.
- 6) The plans shall be drawn to scale.
- 7) The plans shall provide the complete plant list with accurate nomenclature, placement, sizes and quantities.
- 8) The plans shall provide all other Improvements drawn to scale and clearly identified on the plan.
- 9) Owners shall be responsible for the maintenance of all landscaping and Improvements located behind the ornamental iron fencing. Notwithstanding any other provision in the Declaration, or the Architectural and Design Criteria Rules,

the Owner shall maintain the front yard Improvements specified in this section in a weed free, neat, safe, orderly and well-maintained appearance.

D. Drainage.

- 1) No Owner shall impede, alter or otherwise interfere with the drainage patterns that have been designed as an integral component of any facility in the community.



E. Gutters and Downspouts.

- 1) No gutters, downspouts or scuppers to control water shed from roofs shall be installed without prior approval of the ARC. Such Improvements shall be primed and painted to match the surface color of its appurtenant dwelling. Each Owner shall also ensure that the gutters and downspouts serving their residence are kept clean and free of debris.



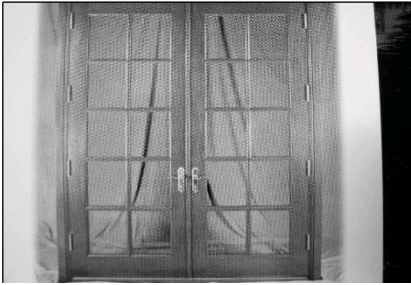
Not Acceptable



Acceptable

F. Window Covering.

- 1) To the extent that the Owner wishes to install window coverings, on the windows within the Residence and garage, the interior surfaces shall be covered with normal and customary window coverings such as blinds, shutters, window shades, or drapes shall be installed in the windows of the Residences and garages.



Not Acceptable



Acceptable

G. Satellite Dishes and Antennas.

1) Areas Under an Owner's Exclusive Use and Control.

- a) Dishes. Satellite dishes and antennae designed to receive video programming services via multi-point distribution services may be installed in an area under an Owner's exclusive use or control so long as such antennae and satellite dishes are: (i) one meter or less in diameter; (ii) installed in the least visually obtrusive portion of an Owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive; (iii) installation on the front of homes and common walls will not be permissible; and (iv) either screened from view or painted to match the surrounding areas so as to blend in with the surrounding area, so long as such screening or painting is not unreasonably expensive. All wiring/cabling must be secured to the home and wiring should match the color of the stucco or be painted to match.
- b) Broadcast Antennae. Antennae designed to receive television broadcast signals may be installed in an area under an Owner's exclusive use or control so long as: (i) an acceptable quality signal cannot be received via an indoor antenna (e.g., an antenna mounted in an attic, "rabbit ears," etc.); (ii) the antenna used is the smallest size available at a reasonable cost that receives an acceptable quality signal; and (iii) the antenna is installed in the least visually obtrusive portion of an Owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive.
- c) Notification tied to Exclusive Use Areas. After installing an outdoor antenna or satellite dish pursuant to paragraph a) or b) above, the Owner must notify the

ARC in writing. A representative of the ARC will inspect the antenna or satellite dish to determine compliance with the above requirements.

- d) Approval Required. Installation of an antenna or satellite dish requires approval if Owner is planning to place on structure owned by the Association.

2) **Areas Not Under an Owner's Exclusive Use or Control.**

A satellite dish or television antenna may only be installed in an area that is not under the Owner's exclusive use or control if: (i) the satellite dish or antenna has a diameter or diagonal measurement of thirty-six inches (36") or less; (ii) the satellite dish or antenna is not visible from any street or common area; and (iii) the Owner has applied for and received ARC approval for installation of the satellite dish or antenna.

Conditions Not Defined: Any condition or material not defined within these Design Criteria shall become a matter of judgment on the part of the ARC.

H. **Solar Systems.**

- 1) Solar Systems. Subject to limitations imposed by California law, the Board shall be entitled to adopt, as part of the Architectural Guidelines, reasonable regulations regarding the installation of solar systems. These rules may include limitations on placement and design of such systems to the extent necessary to avoid an unsightly appearance from neighboring Lots or Common Area.
- a) Solar System. A roof-mounted solar photovoltaic system and other equipment, including, but not limited to, modular solar energy panels or laminates, racking system rail, micro-inverters, trunk lines, array ground wires, 'L' brackets from standoff, junction boxes if attached to racking, meters, monitoring equipment and other equipment and appurtenances relating to solar electric power generation and delivery, collectively referred to as the "Solar System" will be installed on each Residence to exclusively serve the Lot and Residence.
- b) Solar Shade Control Act. After the installation of a Solar System, neither an Owner of an adjacent Lot, nor the Association, in the case of adjacent Common Area, shall allow a tree, shrub, structure or other Improvement to be placed or, if placed, to grow so as to cast a shadow in violation of the standards set forth in the Solar Shade Control Act California Public Resources Code Section 25980, et seq.). The Owner or the Association, as circumstances warrant, shall bear the burden of calculating compliance of any such tree, shrub or other Improvement with the provisions of California Public Resources Code Section 25982.

- c) Improvements Installed Prior to Solar System. The restrictions of this Rule do not apply to a tree, shrub, structure or other Improvement that had been growing or installed prior to the installation of a Solar System or to the replacement of a tree, shrub, structure or other Improvement that had been growing or installed prior to the installation of a Solar System and which, subsequent to the installation of the Solar System, dies or is removed for reasons of public health or safety.
- d) Approval by the Architectural Review Committee. Approval by the ARC of the installation of particular trees, shrubs, structures or other Improvements on a Lot adjacent to a Solar System or the installation of trees, shrubs, structures or other Improvements by the Association on Common Area adjacent to a Solar System shall not be deemed to waive or alter the provisions of this Rule, and the Architectural Review Committee shall not be liable to the Owner of the Solar System for any such approval.
- e) Photovoltaic Reception. As part of the plan review, the ARC shall require that all persons submitting plans for the Solar System approval, acknowledge and agree not to allow any landscaping, including trees, to interfere with the reception of any photovoltaic electrical systems located within the Development.
- f) Alterations. Any alterations or modifications by an Owner to the approved Solar System, including any upgrades to the existing Solar System or the installation of a different solar voltaic system, shall require the prior written approval of the ARC, subject to any conditions, terms and requirements that may be imposed on said Owner.

I. Right to Adopt Additional Architectural Standards.

The Board of Directors may, from time to time, adopt and promulgate additional Design Criteria to be administered through the ARC. Copies of such additional Design Criteria, together with any community Design Criteria adopted and promulgated by the Board of Directors and/or the ARC, shall be kept current and on file at the office of the Management Company.

These documents will be always made available for review by homeowners or consultants.

IV. GENERAL CONDITIONS

- A.** An oversight of a Covenant, Condition or Restriction of the Declaration, or an ARC Rule does not constitute waiver of that rule and therefore, must be corrected upon notice.
- B.** Any complaint that is an alleged violation of the River Oaks at Paso Robles Community Association Governing Documents (“Community Criteria”) will be processed according to the procedure contained in the Community Rules.
- C.** Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks, or property.
- D.** Any damage to River Oaks at Paso Robles Community Association property will be replaced or repaired by a River Oaks at Paso Robles Community Association subcontractor. All applicable charges for restoration will be charged back to the responsible Owner and are due and payable within thirty (30) days from notification or assessment of penalties.
- E.** Approval of plans is not authorization to proceed with Improvements on any property other than the residence owned by the applicant.
- F.** An Improvement may be repainted without ARC approval, so long as the Improvement is repainted the identical color with which it was last painted in compliance with all applicable restrictions.

V. NEIGHBOR NOTIFICATION

It is the intent of the ARC to consult neighbors on any Improvements which may impact their use and enjoyment of their property. Neighbor approval or disapproval of a particular Improvement shall only be advisory and shall not be binding in any way on the ARC's decision.

A. Definitions: Facing Neighbor; Adjacent Neighbor; and Impacted Neighbor.

- 1) Facing Neighbor: "Facing Neighbor" shall mean the three (3) residences directly across the street.
- 2) Adjacent Neighbor: "Adjacent Neighbor" shall mean all residences with adjoining property lines to the Residence in question.
- 3) Impacted Neighbor: "Impacted Neighbor" shall mean all residences immediately surrounding the area which would be affected by the construction of any Improvement.

B. Improvements Requiring Notification:

Any exterior Improvements that may impact the neighbors in the community.

C. Statement:

The Impacted Neighbor Statement (Exhibit "B") must be provided to the ARC to verify the neighbors have been notified about the proposed Improvements.

EXHIBIT "A"

HOME IMPROVEMENT FORM

River Oaks at Paso Robles Community Association
C/O Manager

ADDRESS AND LOT NO. _____

CLOSE OF ESCROW ____/____/____

Owner's Signature

Name: _____ Home Phone: _____

Address: _____ Work Phone: _____

SUBMITTAL CHECK LIST: (Please include the following)

- _____ Home Improvement Form (Exhibit "A")
- _____ Facing, Adjacent and Impacted Neighbor Statement (Exhibit "B")
- _____ Three (3) Sets of Drawings - Should include details of size, design, color and materials. Location of drains must be included on drawings. Names of plants should include the common name and not Latin names. Please fold plans to 8 1/2" x 11".

PROJECTS SUBMITTED FOR ARC REVIEW: (Please check submittal items)

ARCHITECTURAL

_____ Awnings, Trellis, Arbor, Patio Cover, Gazebo, Solarium

_____ Fences / Walls, Retaining Walls

_____ Play Structure / Swing Set

Painting:

- _____ Front / _____ Side / _____ Rear

_____ Rain Gutters / Drains

_____ Additions / Extensions

_____ ADU / _____ JADU

Other: _____

LANDSCAPE / HARDSCAPE / OTHER YARD IMPROVEMENTS

Landscape Plans: • _____

Front Yard Landscape
Plan

- _____ Rear Yard Landscape Plan
- _____ Side Yard Landscape Plan
- _____ Enclosed Courtyard Landscape Plan

_____ Irrigation / Drains

_____ Tree Replacement / New Tree Planting

_____ Front Yard Deck, Patio / _____ Rear Yard Deck, Patio

_____ Built-In Barbecue

_____ Arbor, Trellis, Patio Cover, Awnings, Green House, Gazebo, Solarium

_____ Lighting / _____ Waterfall / Fountain

_____ Pool & Equipment / _____ Spa & Equipment

_____ Swing Set / Play Structures

Other: _____

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The ARC, has determined that the above submittal is:

☐

Approved

☐

Approved with Conditions

☐

Disapproved as Submitted

- () See notes on plans.
- () Please see reverse for additional comments.
- () Maintain existing drainage pattern or provide alternative drainage method.
- () Resubmit patio cover with additional dimensions and elevation.
- () Do not pour concrete against existing fence.
- () No raised planters against existing walls. (No more than 12 inches of soil to be retained.)
- () Submit originally reviewed plans with revised drawings.
- () All lighting must be low wattage.
- () All new roofing material and angles must conform to existing.
- () _____ must be painted to match existing stucco or fascia trim.
- () Resubmit with more details for _____.

COMMENTS:

RIVER OAKS AT PASO ROBLES COMMUNITY ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE

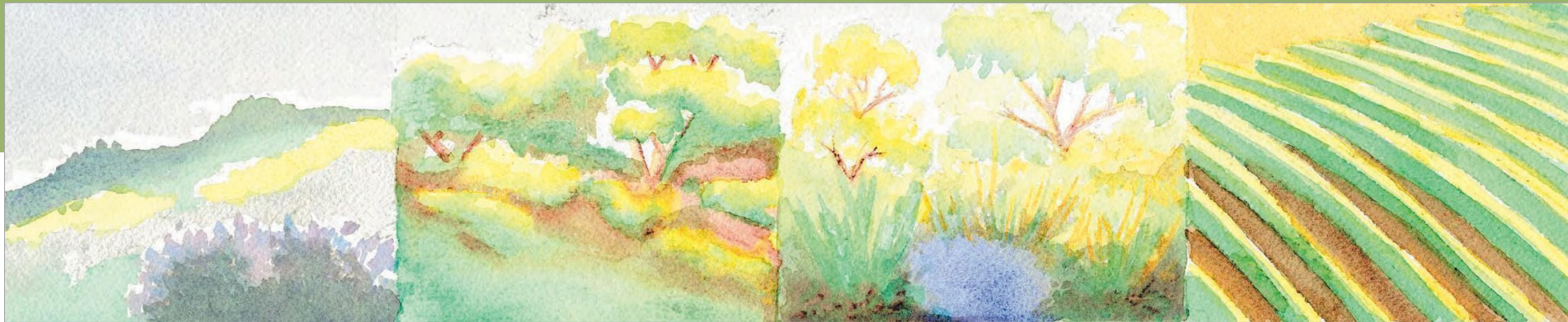
Date: _____ Initial: _____

Date: _____ Initial: _____

EXHIBIT “A-1”

**CHAPTER 4 OF THE DESIGN MANUAL, LANDSCAPE GUIDELINES
PAGES 45 THROUGH 53**

CHAPTER 4 — LANDSCAPE GUIDELINES



4.0 LANDSCAPE VISION

The landscape vision for RO II strives first and foremost to respect and emulate the small-town feel and rural character indicative of the Paso Robles region.

The goal of landscape design is to create signature landscapes and a community that is pedestrian-friendly, aesthetically coherent and environmentally sensitive; a desirable place to live, learn and play, and known for its distinctive small-town friendliness and rural character. The following objectives define the sustainable landscape vision of RO II:

Aesthetics

Create a coherent design aesthetic and identity for the community through a regionally sensitive landscape design.

Environment

Provide the infrastructure necessary for the responsible use and treatment of natural resources, through sustainable technologies which prove themselves reliable and effective in achieving sustainable site development.

Open Space

Preserve, enhance or create open spaces that are regionally compatible, support native species, preserve existing oak trees, accessible and inspiring places to be.

Safety and Well-Being

Create a sense of safe and welcoming pedestrian environments, through the use of traffic calming, continuous trail systems, recreational amenities and effective site and landscape design.

4.1 SUSTAINABLE LANDSCAPE PRINCIPLES

The following principles have been established to support a healthy balance for sustainable landscape design. The intent is to serve as a guide and also to remain flexible to allow for implementation of future technologies as they prove themselves reliable.



Drought tolerant plants used in parkways



Village park with Riparian theme

Use Sustainable Materials

Sustainable materials should be used in the landscape construction and site furnishing selections including, but not limited to, recycled materials, environmentally preferable products, materials that can be recycled, certified "green" products and locally available or manufactured products.

Protect and Select Appropriate Vegetation

Existing oak trees shall be protected in place to every extent possible, during construction and to ensure future longevity beyond project completion. Plant materials should be selected based on their reduced need for water, fertilizers, pesticides and maintenance. Plants should be selected to meet aesthetic goals, mature plant size, potential to provide habitat and their ability to thrive in their intended locations. They may include native drought tolerant and Mediterranean species.

Design Based on Size at Maturity

Landscape designs and plant spacing shall allow for plants to reach mature size. Using appropriate size and placing of plants prevents overgrowth and future thinning reducing the amount of material sent to the landfill. Plants should be carefully located to ensure proper drainage and to reduce potential damage to buildings.

Protect the Soil

Soils from the site should be re-used, if appropriate, as horticultural soils. Maintain and/or improve soil health through responsible management and restoration to sustain protected and future ecosystems.

Reduce Water Use

Reduce potable water use in the landscape through the use of existing on-site irrigation wells (Salinas River underflow) or use of recycled water where feasible, high efficiency irrigation systems and drought tolerant plant selections. Irrigation design shall utilize weather and climate-smart controllers, irrigation zones to suit plant requirements and high-efficiency nozzles.

Optimize the Ecological Benefits of Storm Water Drainage

Storm water drainage should be managed through current best practices with the goal of maintaining and enhancing the pre-development hydrology, through the implementation of Low Impact Development strategies. In conjunction with the drainage infrastructure, landscape treatments shall assist in providing for bioretention, aesthetic enhancement and potential habitat.

Suitable elements may include bioswales and/or pervious pavement where suitable for site conditions. Bio-swales shall be swaled drainage courses and filled with appropriate vegetation or locally supplied riprap.

Plants should be selected to withstand extreme wet and dry conditions, tolerance for potential contaminants found in roadways, and be located appropriately to allow for desired drainage flows.

Promote Human Well-Being

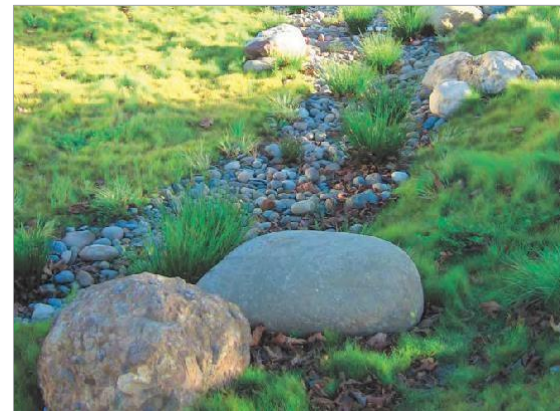
Ensure connectivity throughout the project site with opportunities for varying scales of activity and interaction. Way-finding devices and site features shall provide interest, aid orientation and instill community pride.

4.1.1 Local Food Production

Local food integrates production, processing, distribution and consumption on a small scale, creating sustainable local economies and a strong connection between farm and table. At RO II, local food production will be encouraged and suitable square footage is provided in the combined area of private yards and common community gardens controlled by the Master Developer and/or the HOA. The Agricultural Plant Palette also provides a guide for appropriate plant selections to implement community gardens at any scale.



A pedestrian oriented community



Landscape bioswales reduce stormwater runoff



Decorative trellis at entrance to shared courtyard



Signage provides for community identity and way finding

4.2 LANDSCAPE THEMES

The landscape themes for RO II are drawn from the natural plant communities which currently shape the Paso Robles area. The specific themes serve as a guide for the landscape design and plant selections with the primary goal of integrating RO II into the surrounding landscape while establishing a signature identity and sense of place.

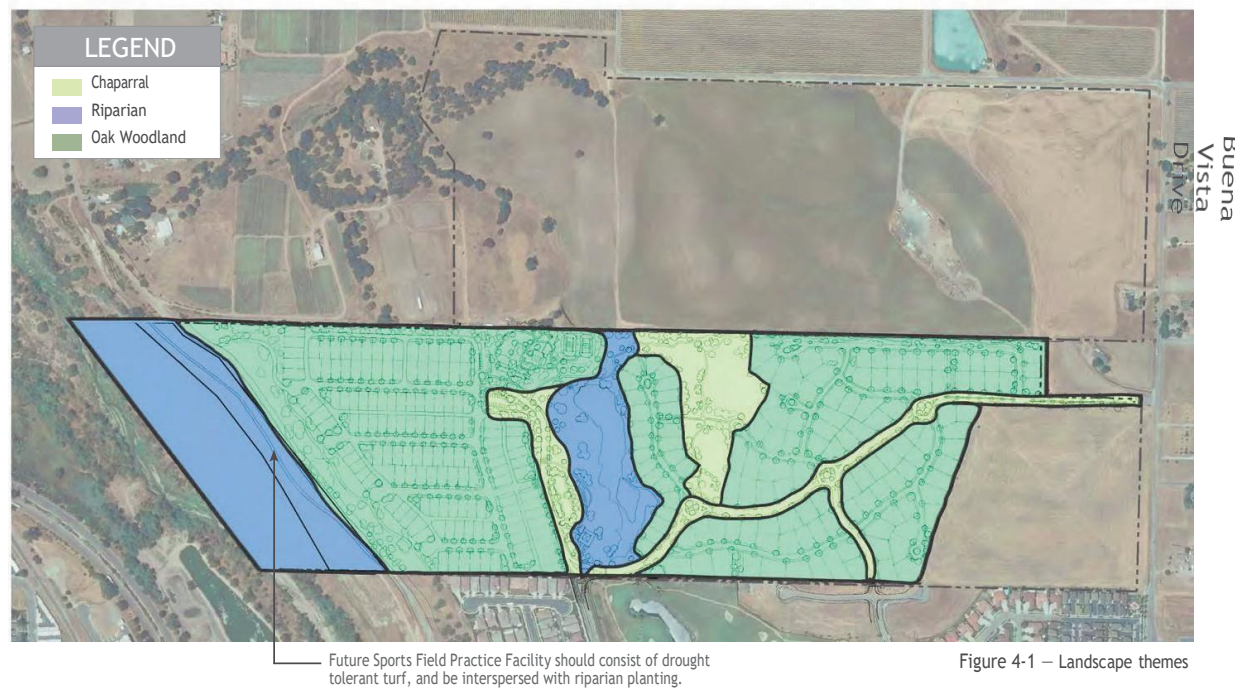


Figure 4-1 — Landscape themes

4.2.1 Chaparral

The chaparral theme represents one of the most diverse plant communities; able to withstand dry summers, cold winters and shallow, clay soils. These conditions make chaparral most recognizable as the native hillsides of California. Rolling mounds of olive, blue and grey-green foliage are punctuated by ornamental grasses and perennial color with typical flower displays of yellow, blue and purple. Signature trees should visually connect to the neighboring plant communities with predominantly Sycamore, Oak and California Bay Laurel.

4.2.2 Riparian

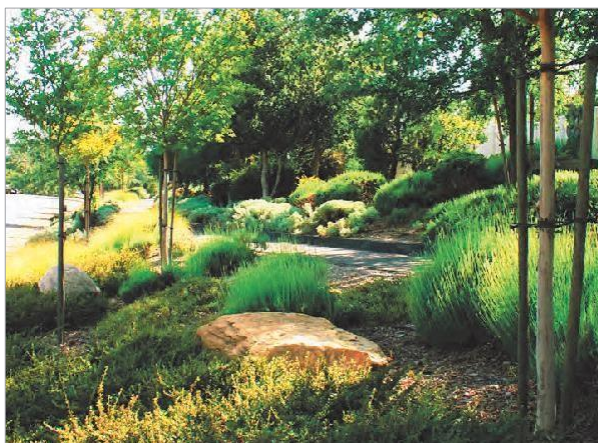
The Salinas River corridor provides a natural buffer and wonderful amenity for RO II. Existing riparian plant community characteristics within RO II should remain in place and serve as a model for adjacent and future riparian themed areas. The riparian plant communities could also be extended into other man-made water bodies, detention basins and drainage corridors to provide a visual link to the existing site character. This theme is recognized by signature Sycamore and Arroyo Willow trees; supported by a textured mix of flowering shrubs, bold leaf forms and upright grasses. The riparian theme can be accomplished in the recreational zones using drought tolerant varieties which offer similarly bold and diverse textures.

4.2.3 Oak Woodland

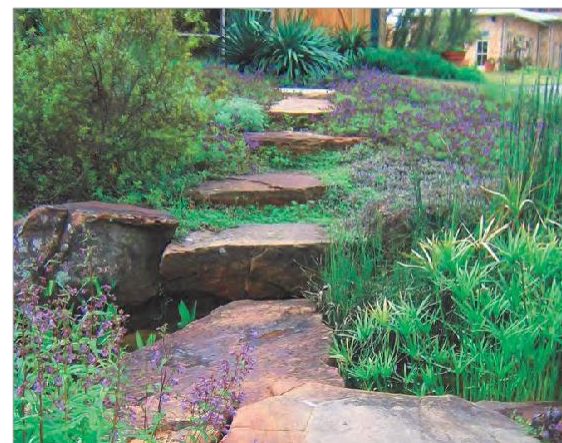
The Oak Woodlands are the most predominant link to Paso Robles and the true icon of this community. All existing on-site oak trees will be preserved. Signature oak trees should mark major entries as well as grace the rolling hillsides above. The Oak Woodland plant community will be prevalent among the residential neighborhoods to naturally and visually anchor the homes to the rolling hills. Oak Woodlands consists predominantly of oak, madrone, California Bay Laurel trees, with an understory of drought-tolerant, Mediterranean shrubs and groundcovers. Perennial color will also provide interest with pinks, white and purples of coral bells and many varieties of sage.

4.2.4 Agrarian

Inspired by the Paso Robles history and currently burgeoning wine industry, the agrarian theme encourages the use of plants and planting forms that emulate the agricultural character of the region. Community open space planted using the agrarian theme may double as an outdoor classroom and rhythmic display of the regions landscape. Implementation of edible landscapes is encouraged in the private realm of side yards and rear yards and in common areas, and are subject to approval and control of the HOA.



Oak Woodland landscape theme example



Riparian landscape theme example



Chaparral landscape theme example



Agrarian landscape theme example

4.3 VILLAGE ELEMENTS

“Village elements” are physical elements of the public realm such as signage, furnishings, and landscaping. These elements provide a cohesive character throughout the RO II expansion area.

4.3.1 Open Space

Open space designated areas will consist of protected habitat and riparian corridors, passive and active recreation opportunities and natural open space.

The Paso Robles area has developed into an important wine region where vineyards now occupy a vast portion of the rolling hills surrounding the community. To connect with the agricultural character, the edges of the community will be landscaped green edges to provide both a buffer and transition into the agricultural setting.

4.3.2 Streetscape

Parkways and front yards will utilize mixed shrubs, grasses and groundcovers to both visually tie to nearby native plantings and reduce water needs. Plant selections shall be consistent with the landscape theme. Ornamental turf areas will be reserved for recreational or special event areas only. The heat-island effect will be further mitigated through the use of shade trees and/or shade structures along pedestrian pathways.



Multi-use trails connect residents to open space



Drought tolerant and native species



Agrarian landscape species



Example street light to be used in RO II consistent with existing River Oaks

4.3.3 Fences and Walls

Fences and walls shall provide continuity throughout the different neighborhoods and should be compatible with the rural character of the planning area.

- Some appropriate wood and clear-view fence types include split rail and tubular steel pickets. Landscape features, such as climbing vines are encouraged on any of these fence types.
- Security fencing shall be constructed of open materials, not solid walls. Steel picket and wood board fencing are acceptable for security fencing.
- Front-lot fencing shall be no taller than 36 inches, rear and side-yard fencing no taller than 6 feet.
- Where property lines are adjacent to open space, fencing shall be of open style, constructed of iron or other acceptable material.
- A detailed fence plan shall be submitted to the City at the time of application for development.

Retaining walls shall provide continuity between the existing River Oaks and RO II.

- Retaining walls shall have finish materials of decorative block, brick or stone veneer.
- A landscape buffer with a minimum width of 5 feet shall be established at the base of any retaining wall exceeding 42 inches in height.
- A detailed wall plan shall be submitted to the City at the time of application for development.
- Where privacy walls are used, materials and construction should be designed to complement the design of the larger area rather than individual units.

4.3.4 Site Furnishings and Light Fixtures

Site furnishings and light fixtures reflect an extension of the existing River Oaks elements to establish continuity and connectivity. Furniture should be provided throughout the community to allow for opportunities for residents and visitors to gather. Street lights and parking area lights will include the single curved wood pole consistent with the existing River Oaks development.



FENCE TYPES

- 6 ft wood
- 2 ft slump w/ 4 ft wood
- 2 ft slump w/ 4 ft wrought iron
- 3 ft concrete rail
- 6 ft wrought iron rail
- 4 ft open "deer" fence
- Natural fence barrier supported by "deer" fencing
- Entry pilasters
- Gates
 - Vehicle
 - Pedestrian





High efficiency irrigation heads

4.4 IRRIGATION GUIDELINES

The design and construction of irrigation systems shall ensure water is conserved to the maximum extent possible.

A. Controllers and Valves

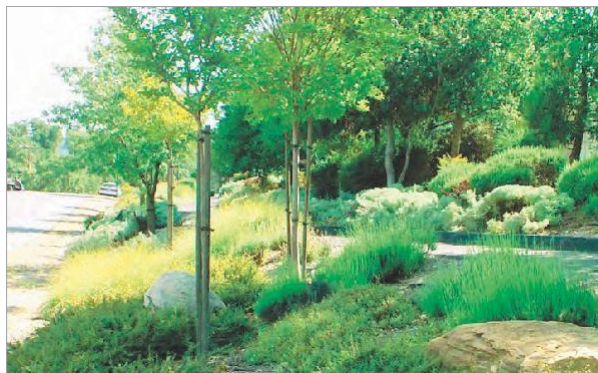
Irrigation systems should include automatic, “Smart” controllers equipped with weather data via a satellite link or external moisture sensors. All plants shall be grouped by similar and appropriate hydrozones and have a dedicated valve for each zone.

B. Distribution Uniformity

The irrigation system should utilize high performance equipment and proper scheduling. Good distribution uniformity will help ensure water is evenly applied across an area and limit potential for the over or under-watering of different areas. The system should achieve 70% distribution uniformity or greater for turf areas and 80% in all other landscaped areas.

C. Low Volume Irrigation

Non-turf, shrub areas should be irrigated with bubblers, drip emitters or other point application devices.



Drought tolerant and native plants in parkways

D. Mulch

All exposed soil surfaces of non-turf areas shall be covered with a layer of organic mulch to a minimum depth of 2 inches.

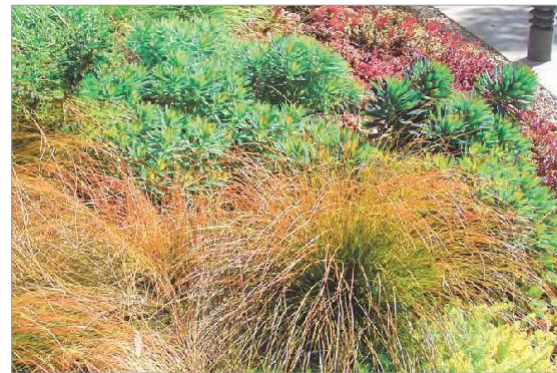
E. Turf Irrigation

Irrigation systems shall be designed and constructed to achieve a minimum efficiency of 75 percent for overhead spray devices and 81 percent for drip systems. Stream rotator heads are preferred; use of standard spray heads should be avoided.

Turf areas less than 8 feet on the shortest side shall be irrigated by a subsurface method or micro-spray heads to avoid overspray.

F. Non-Potable Water

Irrigation water supply should be serviced by separate irrigation water meters and non-potable water sources as those sources become available. Non-potable water is currently available from existing on-site irrigation wells located in the Salinas River underflow. Non-potable water sources may also become available through reclaimed water from the City of Paso Robles as such sources are developed and become financially feasible. Infrastructure shall include purple pipe for when non-potable water becomes available. In the event well water is used, water samples shall be analyzed to determine appropriate plant selections (Ref: CALGreen Section A4.304.5).



Plants grouped by water needs

4.5 PLANT PALETTE

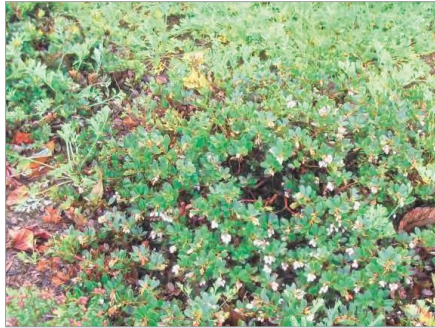
Landscape and planting of all common and private areas within RO II shall be subject to the following approved plant palettes by landscape theme area. To preserve the quality of RO II and the surrounding area, invasive plants not suitable for the local climate are prohibited. All plants listed in the “County Potentially Problematic Plant List” are prohibited within RO II.

The following plant palette provides a suggested list for use throughout RO II. The palette is divided by landscape themes and is intended as a guide, in conjunction with the landscape theme, for planting designs throughout the public realm. Streetscapes, parkways and front yards shall adhere to the landscape themes while rear and side yard applications are permitted to select a variety plants from the different themes. This list may be expanded upon as new cultivars are developed by the nursery industry and as additional species prove themselves reliable in the RO II location. Planting designs shall respond to County of San Luis Obispo recommendations noted in the “County Potentially Problematic Plant List” and avoid use of potentially invasive species.

4.5.1 CHAPARRAL PLANT PALETTE

General Design Concept:

- Naturalized
- Generous plant massings in rolling mounds
- Punctuated by ornamental grasses and perennial color
- Grey, Blue and Olive Greens with purple, yellow and white color.



Arctostaphylos spp.



Ceanothus spp.



Muhlenbergia rigens



Salvia clevelandii

BOTANICAL NAME	COMMON NAME
Achillea millefolium	Yarrow
Alnus rhombifolia	White Alder
Arbutus menziesii	Madrone
Arctostaphylos spp.	Manzanita
Baccharis spp.	Bush Baccharis
Ceanothus spp.	Several varieties
Cerastium tomentosum	Snow-In-Summer
Eriogonum fasciculatum foliolosum	Wild Buckwheat
Eschscholzia californica	California Poppy
Feijoa sellowiana	Pineapple Guava
Festuca ovina glauca	Blue Fescue
Fremontodendron spp.	Fremontodendron
Gaura lindheimeri	Gaura
Helianthemum scoparium	Sun Rose

BOTANICAL NAME	COMMON NAME
Heteromeles arbutifolia	Toyon
Lavandula sp.	Lavender
Muhlenbergia rigens	Deer Grass
Nepeta faassenii	Catmint
Olea europaea	European Olive
Oenothera californica	California Evening Primrose
Penstemon spp.	Beard Tongue
Perovskia atriplicifolia	Russian Sage
Pinus sabiniana	Gray Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Quercus spp.	Several varieties, Calif. Native Oaks
Rhamnus californica spp.	Coffeeberry

BOTANICAL NAME	COMMON NAME
Rhus spp.	Several varieties
Ribes spp.	Several varieties
Rosa spp.	Several varieties
Salvia spp.	Several varieties
Sambucus mexicana	Tapiro
Santolina sp.	Santolina
Sisyrinchium bellum	Blue-eyed Grass
Stachys byzantina	Lamb's Ears
Teucrium chamaedrys	Germander
Teucrium fruticans	Bush Germander
Umbellularia californica	Bay Laurel
Verbena sp.	Several varieties

EXHIBIT "B"

**RIVER OAKS AT PASO ROBLES COMMUNITY ASSOCIATION
IMPACTED NEIGHBOR STATEMENT**

The attached plans were made available to the following neighbors for review:

Impacted Neighbor		Impacted Neighbor	
Name		Name	
Address		Address	
Signature	Date	Signature	Date

Common Area or Back Yard - Rear of Home

Adjacent Neighbor		Adjacent Neighbor	
Name	Name	Name	
Address	Address	Address	
Signature	Date	Signature	Date

Your Street - Front of Home

Facing Neighbor	Facing Neighbor	Facing Neighbor	
Name	Name	Name	
Address	Address	Address	
Signature	Date	Signature	Date

My neighbors have seen the plans I am submitting for the ARC review (see above verification). I as the Owner certify that I have requested that my neighbors sign this statement confirming notification. I understand neighbor objections do not in themselves cause denial of the plans.

SUBMITTED BY:

Name: _____
Address: _____
Date: _____

EXHIBIT "C"

**RIVER OAKS AT PASO ROBLES COMMUNITY ASSOCIATION
NOTICE OF COMPLETION**

Notice is hereby given that: _____

The undersigned is the Owner(s) of the property located at:

(Street & Number)

(City)

The Improvement on the described property was COMPLETED on the _____ day of _____, 20____ in accordance with the ARC's written approval of the above Owner's plans and submitted package.

Signature of Owner: _____

Date: _____